

CITY OF LEWISTON

CITY COUNCIL

DECEMBER 6, 2022

REGULAR MEETING HELD IN THE COUNCIL ROOM AT 7:00 P.M.

THE HONORABLE CARL L. SHELINE, MAYOR, PRESIDING.

PRESENT: Mayor Sheline, Councilors McCarthy, Harriman, LaChapelle, Pease, Clement and Gelinias, City Administrator Heather Hunter and City Clerk Kathleen Montejo.

ABSENT/EXCUSED: Councilor Scott. Note: Under the City Charter, the Mayor is able to cast a vote in the absence of a City Councilor.

Pledge of Allegiance to the Flag.

LEWISTON LEADS PRESENTATION

Mayor Sheline recognized Darby Ray, director of the Harward Center at Bates College, for the work the Center has coordinated within the community such as students volunteering in our schools, conducting cemetery clean ups and more. He also noted her work on many of the city's boards and committees such as the library board, public art committee and more. Councilor Harriman honored Johnnie Clark from A Hand Up which is a 24-bed recovery house on Bartlett St. and recognized his work in the community assisting residents working to address substance use.

PRESENTATION – RECOGNITION OF LEWISTON RECIPIENTS OF MAINEBIZ'S "40 UNDER 40"

The Mayor recognized John Boyan, President, Sam's Italian Foods; Jenn Lever, President of Baxter Brewing Company and Abdikhadar Shire, founder and co-executive director, AK Health and Social Services, for their recent listing by MaineBiz in their 40 Under 40 listing of top business and non-profit executives in the state.

PRESENTATION – RECOGNITION OF A LEWISTON HIGH SCHOOL BOYS' SOCCER TEAM MEMBER

Abdujabaar Abdi, a student at Lewiston High School, was recognized for his sportsmanship and compassion shown during a recent soccer game against Edward Little High School, a rival team. The Mayor presented him with a certificate and showed the photo from the post-game that captured the moment between the two players.

The Mayor also recognized newly-elected District Attorney Neil McLean, Jr., in the audience this evening. The Mayor asked for a moment of silence in memory of Omar Osmar, a former LYAC member and current Bowdoin College student who passed away recently.

PUBLIC COMMENT PERIOD

No members of the public offered comment at this time.

PUBLIC HEARING ON APPLICATIONS FOR A NEW LIQUOR LICENSE AND SPECIAL AMUSEMENT PERMIT FOR LIVE ENTERTAINMENT FOR INNOX ENTERTAINMENT, LLC D/B/A AFRO TASTE RESTO & LOUNGE, 134 MAIN STREET

Mayor Sheline opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. The Mayor then closed the hearing.

VOTE (409-2022)

Motion by Councilor Gelinas, seconded by Councilor Pease:

To authorize the City Clerk’s Office to approve a new liquor license application and special amusement permit for Innox Entertainment, LLC d/b/a Afro Taste Resto & Lounge, 134 Main Street. Passed - Vote 7-0

PUBLIC HEARING ON A RENEWAL APPLICATION FOR A SPECIAL AMUSEMENT PERMIT FOR LIVE ENTERTAINMENT FOR THE FRANCO AMERICAN HERITAGE CENTER, 46 CEDAR STREET

Mayor Sheline opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. The Mayor then closed the hearing.

VOTE (410-2022)

Motion by Councilor LaChapelle, seconded by Councilor Pease:

To grant a Special Amusement Permit for Live Entertainment for the Franco American Heritage Center, 46 Cedar Street. Passed - Vote 7-0

PUBLIC HEARING AND FIRST PASSAGE REGARDING AN AMENDMENT TO THE OFFENSES AND MISCELLANEOUS PROVISIONS ORDINANCE TO PROHIBIT LOITERING, CAMPING, SLEEPING OR REMAINING ON CITY OWNED PROPERTIES BETWEEN THE HOURS OF SUNSET TO SUNRISE

Mayor Sheline opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. The Mayor then closed the hearing.

VOTE (411-2022)

Motion by Councilor LaChapelle, seconded by Councilor McCarthy:

That the proposed amendments to the City Code of Ordinances, Chapter 50 “Offenses and Miscellaneous Provisions” regarding the prohibition of loitering camping, sleeping or remaining on city owned property between the house of sunset and sunrise, receive first passage by a roll call vote and to continue the public hearing to the next regularly scheduled City Council meeting. Passed - Vote 6-1 (Councilor Harriman opposed).

ORDER, APPROVING THE SALE OF 75 PARK STREET FOR \$425,000

VOTE (412-2022)

Motion by Councilor McCarthy, seconded by Councilor Pease:

To approve the Order, Approving the sale of 75 Park Street for \$425,000:

Whereas, the City acquired 75 Park Street earlier this year so as to be able to better control future development of the parcel; and

Whereas, Derek Ribbons and Danielle Snow have approached the City about acquiring the property for \$425,000; and

Whereas, their proposed use includes renovating the building, operating their two business ventures from it, making space available for rent for other business ventures, and provide entrepreneurial support to those businesses including among other things leadership training, mentoring, executive coaching and networking; and

Whereas, the Lewiston Loan Qualification Committee has approved a \$318,750 loan for this project in which the City will have first security interest and benefit from the mortgage interest, and continued taxability of the property; and

Whereas, between their 25% down payment and renovation costs, the buyer will invest more than \$200,000 into the building;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the sale of 75 Park Street to Derek Ribbons and Danielle Snowe for \$425,000 and to authorize the City Administrator to execute the Purchase and Sale Agreement and attendant paperwork needed to transfer title to the property.

Passed - Vote 7-0

**ORDER, APPROVING THE SALE OF A PORTION OF 60 PARK STREET,
CURRENTLY KNOWN AS THE “BATES ST. PARCEL” TO TRINITY
JUBILEE CENTER**

VOTE (413-2022)

Motion by Councilor Harriman, seconded by Councilor Pease:

To approve the Order, Approving the sale of a portion of 60 Park Street, currently known as the “Bates St. Parcel” to Trinity Jubilee Center, subject to a positive recommendation by the Planning Board:

Whereas, the City wishes to assist Trinity Jubilee Center with their relocation and the Bates St. parcel meets their needs for their new facility; and

Whereas, the agreed upon purchase price for the parcel is \$30,000, with Trinity Jubilee Center agreeing to pay the full cost associated with the parcel subdivision; and

Whereas, Trinity Jubilee Center has also agreed to create a public bathroom facility within their new complex which would be open during their normal hours of operation;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the Order to sell a portion of 60 Park Street, currently known as the “Bates St. Parcel” to Trinity Jubilee Center for \$30,000, subject to a positive recommendation by the Planning Board, and to authorize the City Administrator to execute the Purchase and Sale Agreement, and attendant paperwork needed to transfer title to the property.

Passed – Vote 7-0

RESOLVE, TO DECLARE THE WORK OF THE LEWISTON URBAN RENEWAL AUTHORITY WAS COMPLETED IN 1993 PURSUANT TO THE 1973 LEWISTON URBAN RENEWAL PLAN

VOTE (414-2022)

Motion by Councilor Pease, seconded by Councilor McCarthy:

To approve the Resolve, To declare the work of the Lewiston Urban Renewal Authority was completed in 1993 pursuant to the 1973 Lewiston Urban Renewal Plan:

Whereas, the Lewiston Urban Renewal Authority (LURA) was created to oversee and implement the 1973 Lewiston Urban Renewal Plan; and

Whereas, the City of Lewiston adopted the Lewiston Urban Renewal Plan, and charged the LURA with implementation of the Plan; and

Whereas, there have been no amendments to the Plan since its adoption in 1973; and

Whereas, since Section II E(6) of the Plan called for the Plan to be in effect for twenty years from date of the plan approval, as of 1993 the Urban Renewal Plan is no longer in effect.

Now, therefore, be it resolved by the City Council of the City of Lewiston that the work of the Lewiston Urban Renewal Authority was completed in 1993, and accordingly, there are no controls or conditions on project lands continuing after 1993 pursuant to the Plan unless controls and conditions were imposed prior to termination of the Plan; and furthermore, controls articulated in the Plan that were not specifically adopted for real estate in the Plan area have not been, and will not be a requirement for development or conveyance of real estate within the Plan area.

Passed - Vote 7-0

REPORTS AND UPDATES

Councilor McCarthy reported that the simulator has arrived at the airport and the technicians will be installing it soon. Councilor Gelinis reported the Public Health Committee is happy to support the public forum hosted by the LYAC regarding youth mental health awareness.

Councilors commented on the success of this weekend's Holiday Event and thanked city staff for their work on this community function. Councilor LaChapelle noted there is a meeting of the Lake Auburn Watershed Commission tomorrow night and he hopes to have more information to report soon. Councilor Clement commented on the MMA LPC work and noted several bills they are tracking this session.

OTHER BUSINESS

No other business was presented at this time.

EXECUTIVE SESSION

VOTE (415-2022)

Motion by Councilor Pease, seconded by Councilor LaChapelle:

To enter into an Executive Session, pursuant to MRSA Title I, Section 405 (6) (c), to discuss Real Estate Negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Passed - Vote 7-0

Executive Session began at 8:00pm and ended at 8:38 pm

VOTE (416-2022)

Motion by Councilor Clement, seconded by Councilor Harriman:

To adjourn at 8:39 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine